

DOCUMENT #5162^{P.4}
ADOPTED 4/6/89

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF ALLEN & NANCY KUENY
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DIPOSITION PARCEL R-17G
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Allen and Nancy Kueny has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-17-G in the Charlestown Urban Renewal Area; and

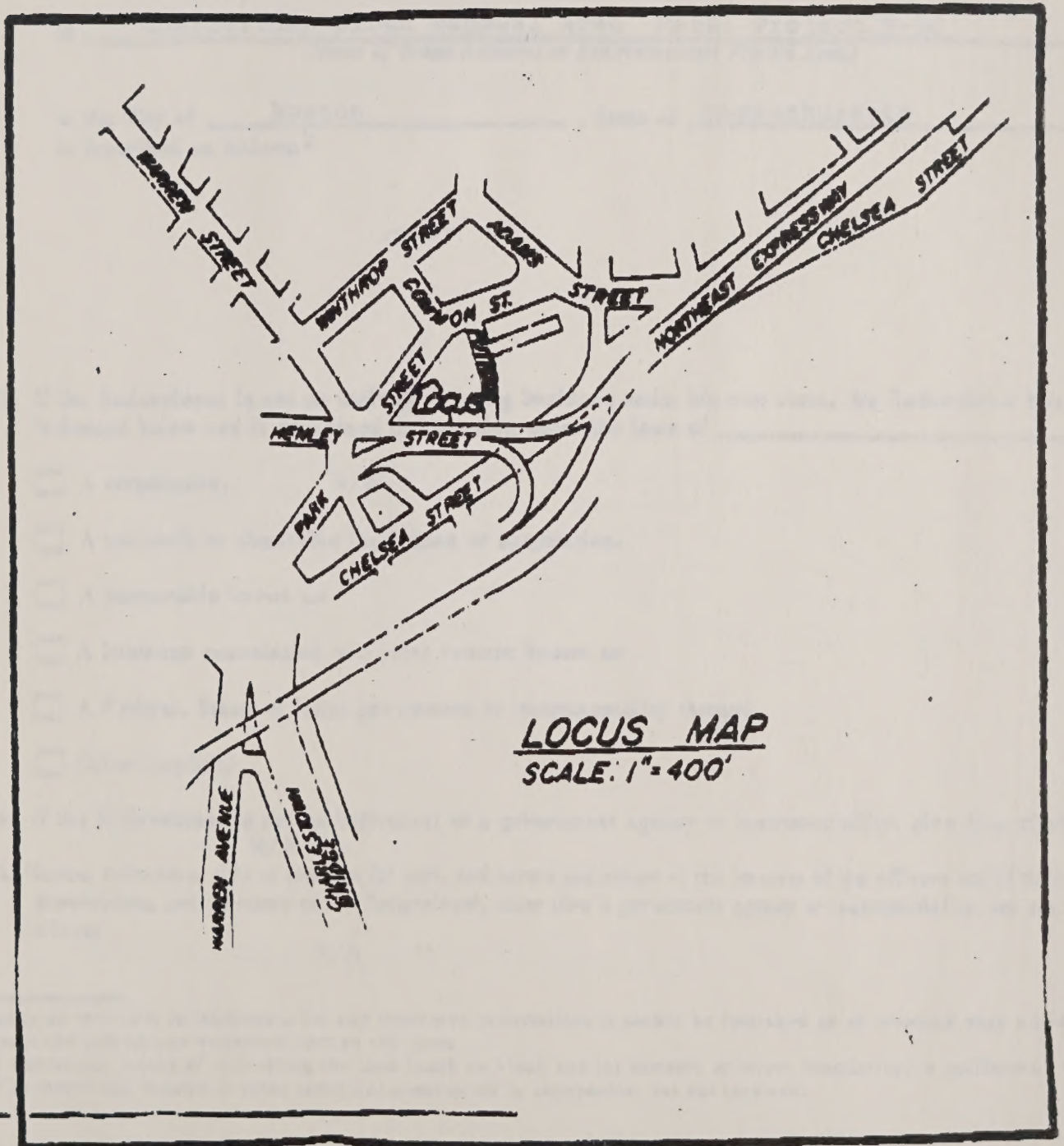
WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Allen and Nancy Kueny be and hereby is finally designated as Redeveloper(s) Parcel R-17-G in the Charlestown Urban Renewal Area.
2. That it is hereby determined that Allen and Nancy Kueny possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Allen and Nancy Kueny for the development of Parcel R-17-G conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-17-G to Allen and Nancy Kueny said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, included information with respect to the "Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

R-17g + R-17F



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Allan R. Kueny Nancy Hayford Kueny
 b. Address and ZIP Code of Redeveloper: 14 Common Street, Charlestown, MA 021
 c. IRS Number of Redeveloper: 368-40-7699
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Urban Renewal Area Mass. Project R-55

(Name of Urban Renewal or Redevelopment Project Area)

is in the City of Boston, State of Massachusetts
 is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____

- ☐ A corporation. N/A
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

N/A

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder than 10% of any class of stock! N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who on board of trustees or board of directors or similar governing body. N/A
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and a percent of interest or a description of the character and extent of interest. N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either a percent of interest or a description of the character and extent of interest. N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and having an interest of more than 10%. N/A

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response who has a beneficial interest in any of the shareholders or investors named in response to Item 5 given such person or entity more than a computed 10% interest in the Redeveloper (for example, 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 10% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed in Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehab in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 8. In such case, the information referred to in Item 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 2,500.
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

*grading landscaping fence, tool storage shed

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation.

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
--------------------------------	----------------------------------	------------------------------

N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

N/A

CERTIFICATION

I (We) Allan R. Kueny and Nancy Hayford Kueny

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Dated: April 26, 1988

Dated: April 24, 1988

Allan R. Kueny
Signature

Nancy Hayford Kueny
Signature

Allan R. Kueny
Title

Nancy Hayford Kueny
Title

14 Common Street, Charlestown, MA
Address and ZIP Code

14 Common Street, Charlestown
Address and ZIP Code

1 If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, the name to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Court of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

is Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 1b is Answered "Yes."

1. a. Name of Redevelopers Allan R. Kueny Nancy Hayford Kueny
b. Address and ZIP Code of Redevelopers 14 Common Street, Charlestown, MA 02129

The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

Charlestown Urban Renewal Area Mass. Project R-55

(Name of Urban Renewal or Redevelopment Project Area)

is in the City of Boston, State of Massachusetts
is described as follows

Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm. ☐ YES ☒ NO

2. The financial condition of the Redeveloper, as of April 25, 1988, is as reflected in the attached financial statement. (See paragraph 6 below)

NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

funds for the development of the land are to be obtained from sources other than the Redeveloper's own ads, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Equity Loan

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

Cambridge Trust Company (equity loan)
Massachusetts Avenue.
Harvard Square
Cambridge, MA 02138

\$ 15,000.00

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

See 6A above

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 3, 4, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

The restoration over the past 15 years of a 4 unit, 1805 period house at 14 Common Street; a 2 unit, 1815 period house at 47-49 Park Street; a 2 unit, 1840 period house at 43-43 Park Street; and five other historic restoration projects all in Charlestown near the Developer's home.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is participating in the development of the land as a construction contractor or builder. The Redeveloper will supervise and personally undertake the work.
a. Name and address of such contractor or builder:

See Paragraph 1 above.

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?
If Yes, explain:

☐ YES ☒ NO

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 600,000.00
N/A
General description of such work:

See paragraph 9 a. above.

- d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u>	<u>DATE TO BE COMPLETED</u>
Developer is the Owner and General Contractor of the house restoration which is adjacent to the land which is the subject of this Statement.	43 Park Street Charlestown, MA	\$ 200,000	9/2/88

c. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

None

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor. The land which is the subject of this Statement will be landscaped and fenced. This work is well within Developer's capacity. Please see paragraph 6 and 9 a. above.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We), Allan R. Kueny and Nancy Hayford Kueny
certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: April 26, 1988

Allan R. Kueny
Signature

Allan R. Kueny

Title

Dated: April 26, 1988

Nancy Hayford Kueny
Signature

Nancy Hayford Kueny

Title

14 Common Street, Charlestown, MA 02129 14 Common Street, Charlestown,

Address and ZIP Code

Address and ZIP Code

02129

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

ark

allan r. kueny

14 Common Street
Charlestown, Mass. 02129
(617) 241-9819

Restorations
Carpentry
Design

May 16, 1988

BRA Site Office
Charlestown Navy Yard
Charlestown, MA 02129
Att: John O'Brien

Dear Mr. O'Brien,

We support Allan and Nancy Hayford Kueny's request to purchase a small portion of land adjacent to 43 Park Street. The land would be used for additional landscaping and parking. It would add respectively 15 feet and 10 feet to the right and rear existing property lines, as shown on the plan. We feel that the additional land would be appropriate for the property.

Sincerely,

Sum Y. Iribara 12 Common St. Charlestown
Mary Kay Dougherty 16 Common St. Charlestown
Michael Morawsky 45 Park St. Charlestown
Julius Charbonnier 52 Park St. Charlestown
Nancy S. Howley 49 Park St. Charlestown MA
Tom Howley 49 PARK Street " "
Joe Sullivan 12 Putnam St. CHARLESTOWN, MA
Marg Stein " " "
Louise J. Theroux 8 Adams St. Charlestown

~~Cynthia E. Livingston & Henry L.P. Schmelzer 5 Putnam St.~~
~~Phyllis J. C. + Maurice Curran 8 Putnam St.~~
~~James M. Woods 22 Common St.~~
~~James Woods 22 Common St.~~
~~Elizabeth Brown 4 Adams St.~~
~~Frank Smith 4 Adams St.~~
~~Frank W. Kelly 18 Putnam St.~~

MEMORANDUM

5/62¹²
APRIL 6, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN LEIGH, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
LAWRENCE BROPHY, SENIOR PLANNER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: MASS URBAN RENEWAL AREA
MASS PROJECT R-55
FINAL DESIGNATION OF REDEVELOPER
PARCEL R-17-G, PARK STREET, CHARLESTOWN

EXECUTIVE

SUMMARY: THIS MEMORANDUM REQUEST FINAL DESIGNATION OF MR.
ALLEN KUENY AND NANCY KUENY OF 47 PARK STREET,
CHARLESTOWN TO DEVELOP A 1,818 SQUARE FOOT PARCEL
TO BE USED AS YARD AREA.

On January 24, 1987 the Authority conveyed Parcel R-17-F located at 43-45 Park Street, Charlestown consisting of 2,300 square feet to Thomas Howley and Allen Kueny for the purpose of relocating and restoring two federal style townhouses which were constructed in the year 1840. On March 10, 1988, the Authority authorized the issuance of the Certificate of Completion. Parcel R-17-F was subdivided and the redevelopers each acquired ownership of one townhouse, as had been contemplated by the Land Disposition Agreement.

A silver parcel of Authority owned land consisting of 1,818 square feet abuts the parcel. A written request for the disposition of this parcel from Mr. and Mrs. Kueny request conveyance of the parcel so that it might be used as yard space. The Kuenys were Tentatively Designated on June 9, 1988.

The Kuenys are the only direct abutters to the parcel. This designation would be consistent with the Authority's policy for disposition of silver parcels to direct abutters.

It is, therefore, recommended that Mr. Allen Kueny and Mrs. Nancy Kueny be granted Final Designation as redevelopers of Parcel R-17-G in Charlestown, consisting of 1,818 square feet for the purpose of creating exterior yard space.

An appropriate resolution follows:

